

**LA VILLITA RFP – EXHIBIT 9**  
**CATEGORY A - WORKING ARTIST STUDIO GALLERIES**  
**BUILDING INFORMATION**

BLD #	TOTAL Sq Ft	*Recom. Minimum Rental Rate	Monthly Rent based on Recom.	**Annual Rent based on Recom.
1	776	\$1.00	\$776.00	\$8,924.00
4	591	\$1.00	\$591.00	\$6,796.50
14B	166	\$1.00	\$166.00	\$1,909.00
14B	684	\$1.00	\$684.00	\$7,866.00
21A	812	\$1.00	\$812.00	\$9,338.00
21B	337	\$1.00	\$337.00	\$3,875.50
23	614	\$1.00	\$614.00	\$7,061.00
24	483	\$1.00	\$483.00	\$5,554.50
25	759	\$1.00	\$759.00	\$8,728.50

\*recommended rates are minimum to be accepted in RFP Proposals

\*\*annual rents calculated at 11.5 months

future rental rates will be increased, percentage increases to be determined



## BUILDING 1

776 sq ft

Use: Working Artist Studio

### **Bowen/Kirchner House, c. 1870**

This house appears on an 1873 map and was built either by San Antonio Postmaster John Bowen, who bought the property in 1851, or by Auguste Kirchner, who bought it from Bowen in 1871. The original house is built of caliche block.

**GENERAL ASSESSMENT RATING: 4-Good**

### **EXTERIOR FEATURES**

**Walls.** Masonry walls in satisfactory condition. Plaster finish in fair condition but loose in some areas; requires some repairs.

**Roof.** Metal roof in fair condition but needs cleaning at slightly sloping area. Entire roof should be repainted to prolong its function. Gutters need to be cleaned.

**Windows and doors.** Windows in fair condition but need caulking and repainting.

### **INTERIOR FEATURES**

**Floors.** Tenant-provided carpet.

**Ceilings.** Painted wooden boards in good condition.

**Walls.** Painted plaster walls in good condition, partly covered by tenant-provided display boxes.

### **MECHANICAL, ELECTRICAL, AND PLUMBING REPORT**

**Air-conditioning and heating.** Chilled water/electric heat fan-coil installed in 1980s reported by tenant to be sufficient. Unit does not bring in outside air.

**Plumbing.** Utility sink with cold water only; no leaks reported.

**Electrical.** The interior panel board appears to be in working order but does not have an interior cover nor any additional capacity. Countertop receptacle near the sink is not GFCI type.







#### **BUILDING 4**

591 sq ft

Use: Working Artist Studio

#### **Tejada House, c. 1870**

This house is one of the first constructed in historical La Villita. Built by José and Refugia Duran Tejada, it is also named for the Duke of Caxias, Brazil's most famous soldier in its fight for independence.

**GENERAL ASSESSMENT RATING: 4-Good**

#### **EXTERIOR FEATURES**

**Walls.** Masonry walls in structurally sound condition. Plaster finish is generally well-adhered to masonry.

**Porch.** Porch floor on south side needs wood decking repairs and repainting.

**Roof.** Roof appears to be in good condition.

**Windows and doors.** Windows and doors are in serviceable condition.

#### **INTERIOR FEATURES**

Tenant installed new finishes in mid-2006.

**Floors.** Combination of vinyl tiles and oak boards, both new.

**Ceilings.** Old Sheetrock over painted boards has recently been painted. An area of ceiling removed to access the attic needs patching.

**Walls.** Painted plaster and wood paneling at storage/mechanical closet. Good condition.

**Air-conditioning and heating.** Currently the system works well. New parts were added to the unit recently and the unit itself has probably been replaced once since 1980s. See Engineer's Report.

**COMMENTS.** Building has fireplace and mantle. Building is accessible only from the south side, which is in keeping with Texas Accessibility Standards (TAS).



## **Mechanical, Electrical, and Plumbing Report**

- **Air-conditioning and heating.** Tenant considers existing 1980s chilled water cooling/electric heating fan-coil to be an “antique” and marginal in ability to maintain temperature during the summer. No outside air is brought in by the system. Condensation drips through the connecting pipe insulation.
- **Plumbing.** None except condensation piping.
- **Electrical.** Interior panel board appears to be in working order but is an older model. It may become increasingly difficult to acquire new circuit breaker replacements. Surface raceway along interior stucco walls appears to be rusting at potential attachment points. Tenant pointed out drips along wall that appear to emanate from the raceway.



#### **BUILDING 14B**

14B, first floor: 166 sq ft

14B, second floor: 684 sq ft

Use: Working Artist Studio

#### **Florian House c.1855 and 1885 Addition**

Constructed in 1854 at a cost of \$660, the house is named for Erasmus Florian, a Polish immigrant. The original structure and rear addition reflect the dramatic change in building styles from the pre-Civil War era to the later Victorian period.

**GENERAL ASSESSMENT RATING: 4-Good**

#### **COMMENTS**

Mechanical room located on the east side of building is in poor condition. Floor openings to crawl space. Needs new floor and floor finish. No fire ratings on walls or ceiling. Exterior door should be replaced. Stone house contains two original stone fireplaces with stone hearths. Both are in good condition. Upper floor and rear unit of two-story addition were not available for inspection. Upper floor of rear addition is not TAS accessible and making it so would be unfeasible. Gardener's storage at end of building is unsightly and should be relocated to new shed or maintenance building.



Portable metal ramp for disability access has been installed under rear porch to serve River Art Gallery.

#### **MECHANICAL, ELECTRICAL, AND PLUMBING REPORT**

**Air-conditioning and heating.** This space, space 14B and the space above are served by a single unit located in a space accessible through a downstairs filter grille. This space was not accessible during our visit. Tenant says air-conditioning and heating are sufficient, but since the single thermostat is located in the downstairs tenant space, the downstairs tenants would have to modify their temperature settings if the upstairs space were occupied.

**Plumbing.** A single toilet and cold water-only sink in the restroom at the rear of the space were some of the best we saw in these numbered tenant spaces. The space also has a hot and cold water sink with electric water heater under the sink it serves. The plumbing is considered adequate by the downstairs tenant. There is no plumbing in the upstairs space.



**Electrical.** Countertop receptacle near sink is not GFCI type. Interior panel board appears to be modern and in good working order. Exterior panel board is missing a cover and appears to be in working order but it is an older model and it may be increasingly difficult to acquire new circuit breaker replacements. Disconnection means for HVAC in exterior closet is mounted above the maximum allowed height.

#### **14B Vacant - Behind River Art Group**

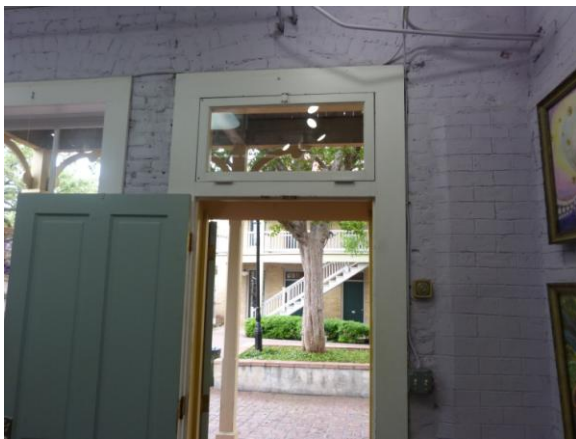
**Air-conditioning and heating.** Space is served by the same unit as building 14; space was being occupied by a new tenant at time of walkthrough, but we were unable to enter to check whether temperature control in space 14B was sufficient.

**Plumbing.** This space has no plumbing.

**Electrical.** Electrical appears to be in good working order.



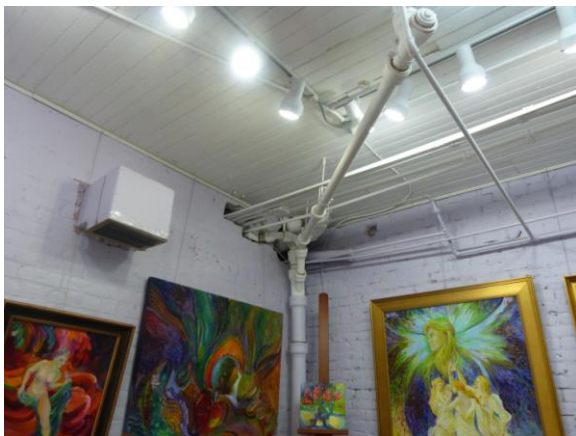
Building 14B, 1<sup>st</sup> floor—Floor covering



Building 14B, 1<sup>st</sup> floor—Door and Transom



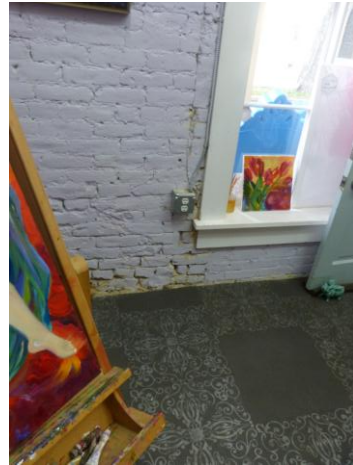
Building 14B, 1<sup>st</sup> floor—Ceiling



Building 14B, 1<sup>st</sup> floor—Ceiling and Ductwork

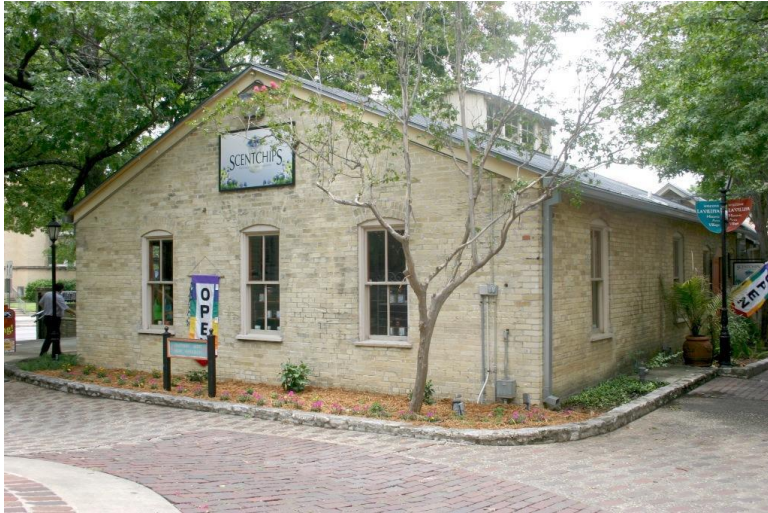


Building 14B, 1<sup>st</sup> floor—Brick wall niche



Building 14B, 1<sup>st</sup> floor—Masonry





### **BUILDING 21A and 21B**

21A: 812 sq ft

(current use manufacturing)

21B: 337 sq ft

(current use retail space)

Use: Working Artist Studio

### **New York Star Cleaning and Dye Works, c. 1911**

This structure replaced two small adobe houses. The New York Star Cleaning and Dye Works operated here until 1933, when the property was leased by JoyKist Candy Company.



### **GENERAL ASSESSMENT RATING: 3-Fair**

#### **EXTERIOR FEATURES**

**Walls.** Exterior brick in fair condition.

**Roof.** Standing seam metal in serviceable condition; clean, inspect and paint if rust is beginning to form.

**Windows and doors.** Most windows require major repairs or replacement. North door and large sliding door at south wall should be replaced.

#### **INTERIOR FEATURES**

**Floors.** Carpet over plywood in east room floor framing may be deteriorated. Concrete in rear of building. Acceptable for current use.

**Ceilings.** Exposed wooden trusses and wooden roof decking.

**Walls.** Exposed brick on inside needs to be repointed.

#### **COMMENTS**

Northeast corner of building has cracked and buckled, probably from ground movement caused by water. Wall needs to be rebuilt from approximately 4 feet above the floor to the roof.

Replace paving at main entrance door to create single gently sloping area to meet TAS.



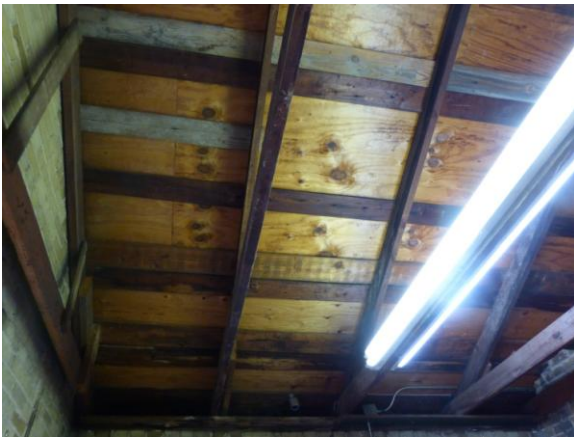


## MECHANICAL, ELECTRICAL, AND PLUMBING REPORT

**Air-conditioning and heating.** Existing 1980s five-ton chilled water cooling/electric heating fan-coil reported by tenant to be sufficient since the chilled water coil was recently replaced. There is no hood over the electric equipment used to make the scent chips.

**Plumbing.** There is no plumbing other than condensation piping; no problems reported.

**Electrical.** Panel board appears to be in working order but is an older model and it may be increasingly difficult to acquire new circuit breaker replacements. Exterior junction and device boxes are held together with tape or are exposed to elements. Exterior receptacles are not GFCI type.



Building 21A—Ceiling



Building 21B—Masonry



Building 21A—Brick wall



Building 21A—Flooring



Building 21A—Storage and loading



Building 21A—Back door





## **BUILDING 23**

614 sq ft

Use: Working Artist Studio

### **Esquida-Downs-Dietrich House, c. 1845**

Named for three of its owners, this house underwent numerous additions.

Amazingly, this adobe structure was found in excellent condition inside the cinder block walls of the JoyKist Candy Company's warehouse during renovations for Hemisfair '68.

### **GENERAL ASSESSMENT RATING: 4-Good**

#### **EXTERIOR FEATURES**

**Walls.** Walls are in good condition with a few cracks. They were completely repointed in 1982. Miscellaneous repointing is required.

**Roof.** Metal roof appears to be in good condition although some rust is visible and it may need repainting.

**Windows and doors.** All are in acceptable condition.

#### **INTERIOR FEATURES**

**Floors.** Completely covered by tenant's carpet, condition unknown.

**Ceilings.** Combination painted wood boards and beaded board, in good condition.

**Walls.** A combination of exposed beaded board and plaster, walls are almost completely covered by tenant's pegboards. In satisfactory condition. City will require removal of pegboard.



#### **MECHANICAL, ELECTRICAL, AND PLUMBING REPORT**

**Air-conditioning and heating.** Suspended chilled water cooling/electric heating fan-coil unit said by tenant to be adequately sized. Condensation leaks occur occasionally.

**Plumbing.** Cold-water-only sink functions properly.

**Electrical.** Electrical appears to be in good working order. Exterior receptacle is not weatherproof or GFCI type.





## **BUILDING 24**

483 sq ft

Use: Working Artist Studio

### **No historic name, c. 1855**

This house was built before 1855 on Womble Alley. The interior of the house reveals caliche block walls and pine floors as well as beaded board ceiling and early wood mantle.

### **GENERAL ASSESSMENT RATING: 3-Fair**

#### **EXTERIOR FEATURES**

**Walls.** Masonry with cement based stucco. Stucco should be tested for cement content, and if it is found to contain cement rather than lime, the stucco should be removed and replaced with lime-based plaster. Crack in north wall through larger window.

**Roof.** Metal roof appears to be in good condition. Rear gutter is not properly attached and therefore is not catching rainwater. Downspout is mashed so that it does not allow water to flow freely away from structure.

**Windows and doors.** Some windows and doors have been removed, and the others repaired. Plywood placed over window and door openings to make building weather-tight.



#### **INTERIOR FEATURES**

**Floors.** Replaced in 2010

**Ceilings.** Replaced in 2010.

**Walls.** Walls are a combination of exposed stone, gypsum wallboard and plaster. Fair condition. Signs of rising damp in walls.

#### **COMMENTS**

Building not accessible because of raised floor level at retail level. Risers greater than code allows. Install handrails at front entrance.

Eliminate planting beds at north side of building, including removal of large tree, which could damage foundation. Assure proper drainage away from building on all sides.



## MECHANICAL, ELECTRICAL, AND PLUMBING REPORT

- **Air-conditioning and heating.** Chilled water cooling/electric heating unit said to be undersized and reportedly has had frequent problems with condensation overflow.
- **Plumbing.** Existing cold-water-only two-compartment sink with Formica countertop appears to be tenant-provided. Water was backed up into both sink bowls on the day of our walkthrough.
- **Electrical.** Electrical appears to be in good working order. Receptacle near sink is not GFCI type.





## **BUILDING 25**

759 sq ft

Use: Working Artist Studio

### **Cirilus Gissi House, reconstructed c. 1969**

Formerly located in the Hemisfair area, the 1890s frame house was dismantled and reconstructed here in 1969 and forms the southwestern corner of Maverick Plaza.

### **GENERAL ASSESSMENT RATING: 3-Fair**

#### **EXTERIOR FEATURES**

**Walls.** Walls are in good condition with a few cracks. Miscellaneous re-pointing required.

**Roof.** Metal roof appears to be in good condition.

**Windows and doors.** Wooden window frames and doors need some repair. Currently under repair.

#### **INTERIOR FEATURES**

**Floors.** Wooden floors in satisfactory condition but could be upgraded with new wooden flooring. Some deterioration at rear, possibly from rot or termites.

**Ceilings.** Gypsum wallboard in good condition.

**Walls.** Walls are painted plaster in satisfactory condition. Mostly covered by tenant.

**COMMENTS.** Building not accessible because of raised floor level. Building could be enlarged and an accessible entry created at rear. Currently does not have an on-site breaker box.

#### **MECHANICAL, ELECTRICAL, AND PLUMBING REPORT**

**Air-conditioning and heating.** Chilled water cooling/electric heating 1980s fan-coil reported by tenant to be sufficient on average days, but insufficient on extremely hot days. Fan sounds noisy.

**Plumbing.** No plumbing other than condensation drain; tenant reports occasional clogging.





- **Electrical.** Electrical system originates from Building 9 so tenant does not control circuits. Tenant concerned that only two branch circuits appear to feed lighting and receptacle loads for this building. Tenant reports that local photocell for streetlights timer for exterior lighting do not work. The means for disconnecting HVAC unit is on the outside of the building and does not seem readily accessible.